

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**January 18, 2005**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff to discuss zoning case recommendations and other items for consideration on agenda for January 18, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of January 4, 2005 Minutes.
7. **ZONING CASE NUMBER Z2005002:** The request of Dealers Electrical Supply, Applicant, for Morris Bracey, Owner(s), for a change in zoning from "C-2NA" Commercial, Nonalcoholic Sales District to "C-3NA" General Commercial, Nonalcoholic Sales District on Lot 3, Block 91, NCB 18818, 8800 Block of Timber Path. (Council District 6)
  - A. Finding of consistency with Master Plan
  - B. Recommendation on zoning change request

8. **ZONING CASE NUMBER Z2005010:** The request of Casey Cooke, Applicant, for Casey Cooke, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “MF-25” Multi Family District on Lot 12, Block 5, NCB 1967, 1647 W. Woodlawn. (Council District 1)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
9. **ZONING CASE NUMBER Z2005011:** The request of Marty Taglauer, Applicant, for Marty Taglauer, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “RM-4” Residential Mixed District on Lot 1 thru 3, Block 6, NCB 1782. 1146 Fulton Avenue. (Council District 1)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2005013:** The request of Jaime Arecniga, Applicant, for Jaime Arecniga, Owner(s), for a change in zoning from “RE” Residential Estate District to PUD “R-6” Planned Unit Development Residential Single-Family District on 0.95 acre tract of land out of Block H, NCB 14660, 6537 Kitchener Road. (Council District 7)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2005014:** The request of City of San Antonio, Historic Preservation Office for Blanca Bolner Bird, Applicant, for Blanca Bird, Owner(s), for a change in zoning to Designate Historic Significant on Lot 1, NCB 2664, 2900 South Flores Street. (Council District 3)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2005015:** The request of City of San Antonio, Historic Preservation Office for Ralph Fairchild, Applicant, for Ralph Fairchild, Owner(s), for a change in zoning To Designate Historic Significant on Lot 39 and the west 25 feet of Lot 40, NCB 6829, 2109 West Mistletoe Avenue. (Council District 7)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2005016:** The request of City of San Antonio, Historic Preservation Office for Darryl Ohlenbusch , Applicant, for Darryl Ohlenbusch, Owner(s), for a change in zoning to Designate Historic Significant on Lot 6, Block 5, NCB 1675.2340 South Presa Street. (Council District 5)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request

14. **ZONING CASE NUMBER Z2005019:** The request of HEB Grocery Co, LP % Eric Moede, Applicant, for Wulfe Development Ltd., Ana M. Jasso, Lorenzo & Anna Davila, Gregorio & Julia Zamora, Margarite Garcia, Joe Reyes, Pilar Negrete, Aurora Bautista, Rose Mary Guerra, Carlos Mireles, Susan Scherr & Mattie Hendrix, HEB Investment & Retirement Plan Trust, and H.E. Butt Grocery Co., Owner(s), for a change in zoning from “O-2” Office District, “I-1” General Industrial, “C-2NA” C General Commercial Nonalcoholic Sales with a Conditional Use for auto repair, “R-6” Single-Family Residential District, “C-2” Commercial District, “C-3” General Commercial District, and “C-3NA” General Commercial Nonalcoholic Sales to “C-2” Commercial District on 4.25 acres out of NCB 8607 and “C-3” General Commercial District on 13.31 acres out of NCB 8607 on 17.22 acres out of NCB 8607. The block bound by South Zarzamora Street, Southwest Military Drive, Kyle Street and Mayfield Boulevard. (Council District 4)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
15. **ZONING CASE NUMBER Z2005017:** The request of City of San Antonio, Historic Preservation Office for Jon H. Thompson, Applicant, for Jon H. Thompson, Owner(s), for a change in zoning to Designate Historic Significant on the east 36.77 feet of Lot 5 and the west 28.63 feet of Lot 6, Block 10, NCB 1750, 219 East Park Avenue. (Council District 1)
16. **ZONING CASE NUMBER Z2005018:** The request of City of San Antonio, Historic Preservation Office for Methodist Healthcare System, Applicant, for Methodist Healthcare System, Owner(s), for a change in zoning To Designate Historic Significant on Lot B-1, Block 2, NCB 843, 836 and 838 Erie Street. (Council District 1)
17. **ZONING CASE NUMBER Z2004221:** The request of Earl & Associates, P. C., Applicant, for Harlandale Housing Corporation (Mr. Barrett Moresund, President), Owner(s), for a change in zoning from H “R-6” Historic Residential Single-Family District to “R-6” Residential Single Family District (39.00 acres) and C-3 General Commercial District (27.23 acres) on 66.23 acres out of NCB 11175, 8514 Mission Road. (Council District 3)
18. **ZONING CASE NUMBER Z2004142:** The request of Ricardo Gonzalez, Applicant, for Ricardo Gonzalez, Owner(s), for a change in zoning from “R-6” Residential Single Family District to PUD “R-6” Planned Unit Development Residential Single-family District on P-30, NCB 16977. 12707 George Road. (Council District 8)
19. **ZONING CASE NUMBER Z2005003:** The request of Salah E. Diab, P. E., Applicant, for Seaford Trust, Owner(s), for a change in zoning from “R-6” Residential Single Family District and “C-3NA” General Commercial Nonalcoholic Sales District to “C-2NA” C Commercial Nonalcoholic Sales District with a Conditional Use for a Medical Clinic with Inpatient Care limited to six beds on Parcel 13A, Block 1, NCB 15656. 9396 Huebner Road. (Council District 8)
20. **ZONING CASE NUMBER Z2004227:** The request of Heather Drake, Applicant, for Standage Company, Owner(s), for a change in zoning from “C-3NA” S General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Storage Facility to “MF-33” Multi-Family District on Lot 1B through 13B, NCB 10614. 4603, 4607 and 4426 East Houston Street. (Council District 2)

21. **ZONING CASE NUMBER Z2005005:** The request of Obra Homes & Culebra-Galm, Ltd., Applicant, for Obra Homes & Culebra-Galm, Ltd., Owner(s), for a change in zoning from: R-6 Residential Single-Family District to R-4 Residential Single-Family District on 44.96 acres, C-3 General Commercial District on 3.78 acres and C-2 Commercial District on 2.17 acres out of NCB 18296 on 50.91 acres out of NCB 18296, 12891 FM 471 West. (Council District 6)
22. **ZONING CASE NUMBER Z2005008:** The request of Continental Homes, Applicant, for Air Force Village Foundation % Leo M. Cutcliff Jr., Owner(s), for a change in zoning from “C-1” Commercial District to “R-5” Residential Single-Family District on 43.48 acres out of NCB 15148. The intersection of Ray Ellison Drive and Valley Hi Drive. (Council District 4)
23. **ZONING CASE NUMBER Z2005009:** The request of La Obra Milagrosa Church DBA Miracle Center Church, Applicant, for La Obra Milagrosa Church DBA Miracle Center Church, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on 1.836 acre tract of land out of Lot 11, Block 49, NCB 11079, 1911 Escalon Avenue. (Council District 3)
24. **ZONING CASE NUMBER Z2005012:** The request of MB Acquisition Company, Inc., Applicant, for VIA Metropolitan Transit, Owner(s), for a change in zoning from “I-1” General Industrial District and “R-6” Residential Single-Family District to C-3 General Commercial District on Lot 5, Block 1, NCB 15053 (4.338 Acres), 5706 Northwest Loop 410. (Council District 7)
25. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

# CASE NO: Z2004142

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

Postponed from July 6, 2004 and continued from  
December 21, 2004

**Council District:** 8

**Ferguson Map:** 549 D2

**Applicant Name:**

Ricardo Gonzalez

**Owner Name:**

Ricardo Gonzalez

**Zoning Request:** From R-6 Residential Single Family District to PUD R-6 Planned Unit Development Residential Single-family District.

**Property Location:** P-30, NCB 16977

12707 George Rd

George Road at King Elm

**Proposal:** To build eight homes

**Neigh. Assoc.** Castlewood Forest Home Owners Association

**Neigh. Plan** None

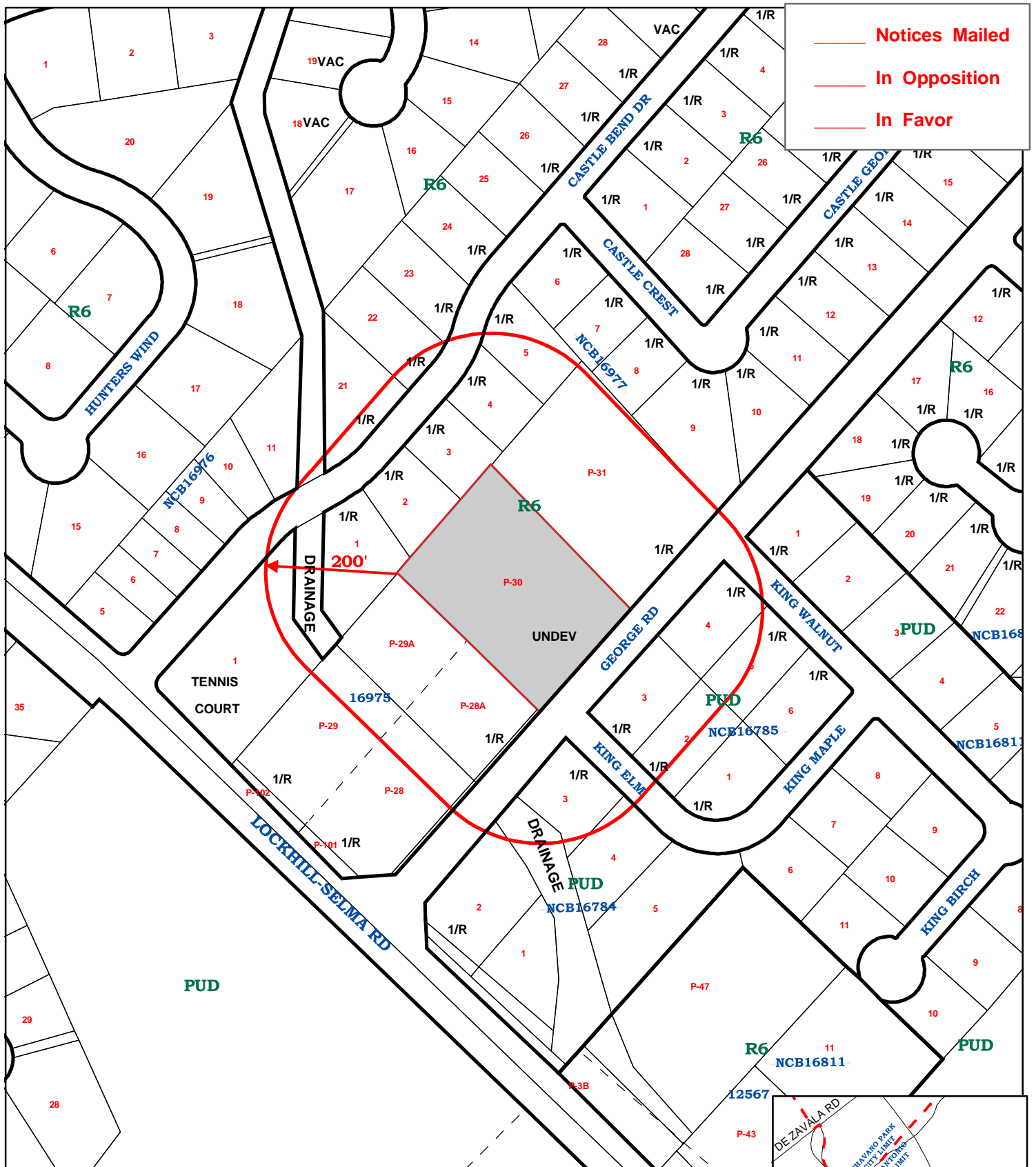
**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. This neighborhood is a mix of larger and smaller lots with single-family homes. The City of San Antonio Master Plan calls for a mixture of housing types. The functional integration of different housing types in neighborhoods fashions a community, and it is this synergy that creates a sense of place. All types of housing, if woven together properly, will insure safe, dynamic and sustainable neighborhoods that form our city. The requested PUD R-6 will decrease the allowable density from 8 units to 7 units.\*

\* On December 9, 2004, the City Council approved an amendment to the UDC lowering the density in a PUD R-6 from 6 units per acre to 5 units per acre.

**CASE MANAGER :** Fred Kaiser 207-7942



# ZONING CASE: **Z2004-142**

**City Council District NO. 8**  
**Requested Zoning Change**  
**From: R-6 To PUD R-6**  
**Date: January 18, 2005**  
**Scale: 1" = 200'**

**Subject Property**

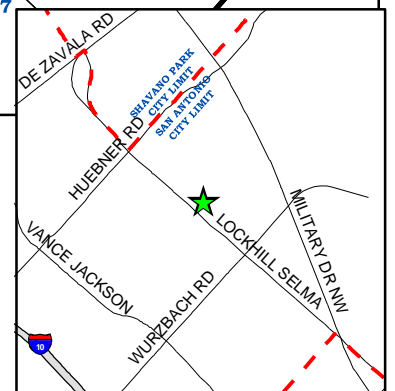
**200' Notification**

**C-1**  
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# CASE NO: Z2004221

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 3

**Ferguson Map:** 683 C1

**Applicant Name:**

Earl & Associates, P. C.

**Owner Name:**

Harlandale Housing Corporation (Mr. Barrett Moresund, President)

**Zoning Request:** From H R-6 Historic Residential Single-Family District to R-6 Residential Single Family District (39.00 acres) and C-3 General Commercial District (27.23 acres).

**Property Location:** 66.23 acres out of NCB 11175

8514 Mission Road

Northeast side of Mission Road

**Proposal:** For Conventional Residential and Office Warehouse Uses

**Neigh. Assoc.** None

**Neigh. Plan** None

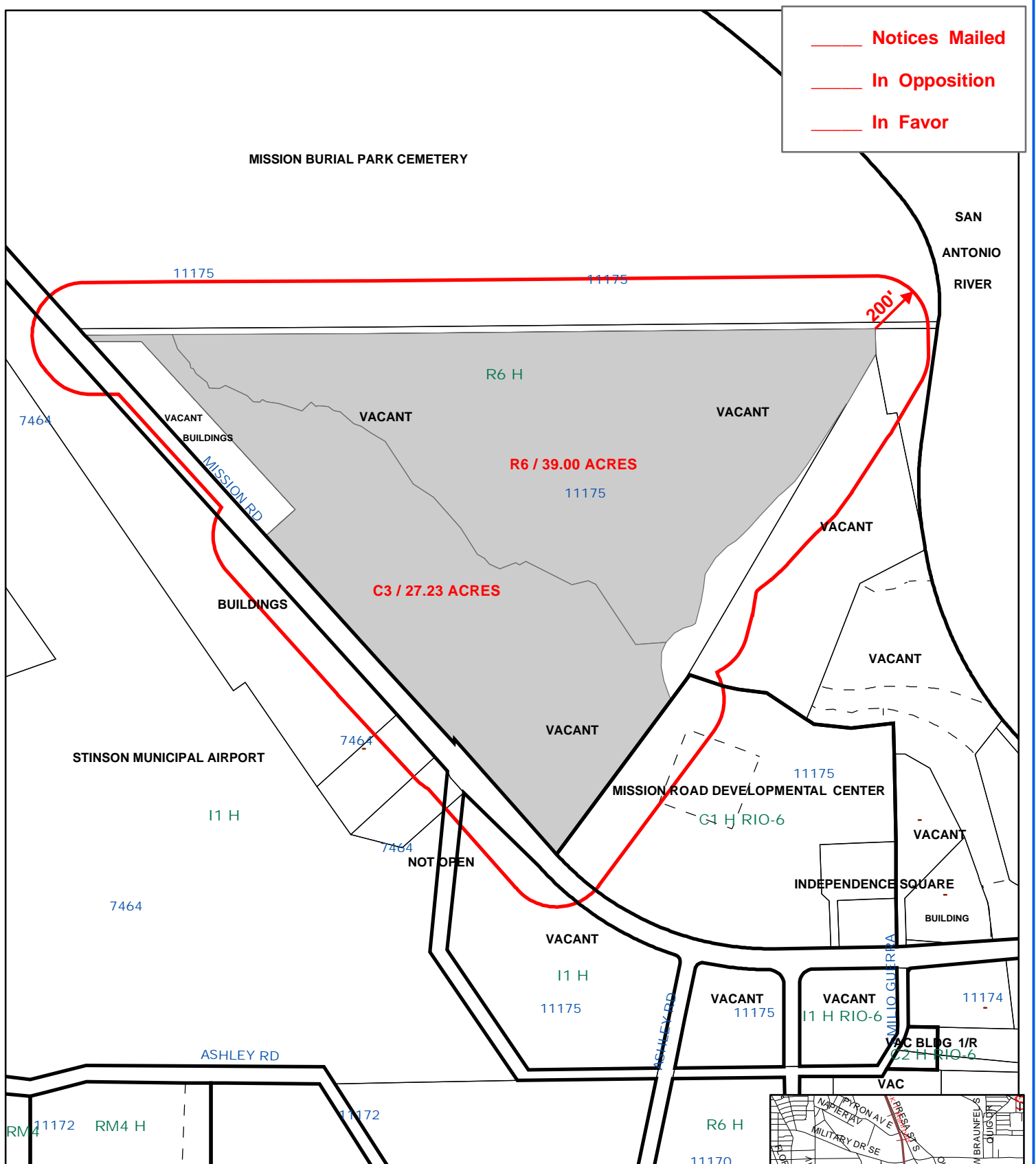
**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. On December 1, 2004 the Historic and Design Review Commission denied the removal of the Historic District from the 66.23 acre tract of land located at 8514 Mission Road. The 66.23 acre tract of land is undeveloped and located near the San Antonio River and Espada Acequia. The subject property is adjacent to H I-1 Historic General Industrial District across Mission Road to the southwest (Stinson Municipal Airport, H R-6 RIO-6 Historic Residential Single-Family District, River Improvement Overlay to the north (Mission Burial Park Cemetery) and H C-1 RIO-6 Historic Commercial District, River Improvement Overlay to the southeast (Mission Road Developmental Center). C-3 General Commercial Districts are encouraged at major arterial intersections and commercial nodes. On August 8, 2002 the City Council approved the "River Improvement Overlay District 6" save and except the property at 8514 Mission Road.

**CASE MANAGER :** Pedro Vega 207-7980

- \_\_\_\_ Notices Mailed
- \_\_\_\_ In Opposition
- \_\_\_\_ In Favor



# ZONING CASE: **Z2004-221**

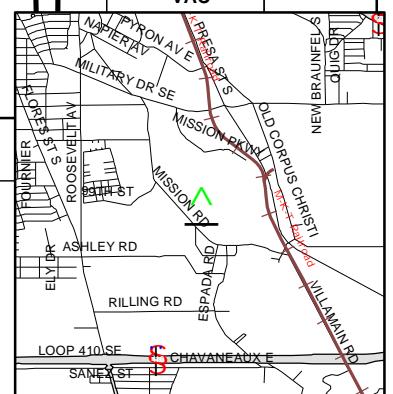
**City Council District NO. 3**  
**Requested Zoning Change**  
**From: R-6 H To R-6 and C-3**  
**Date: January 18, 2005**  
**Scale: 1" = 500'**

-  Subject Property
-  200' Notification

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# CASE NO: Z2004227

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 2

**Ferguson Map:** 618 D5

**Applicant Name:**

Heather Drake

**Owner Name:**

Standage Company

**Zoning Request:** From C-3 NA S General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Storage Facility to MF-33 Multi-Family District.

**Property Location:** Lot 1B through 13B, NCB 10614

4603, 4607 and 4426 East Houston Street

Close to the intersection of South W.W. White Road and East Houston Street

**Proposal:** To construct a multi-family apartment complex.

**Neigh. Assoc.** Huntleigh Park Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is currently vacant and located close to the intersection of two major thoroughfares, East Houston Street and South W.W. White Road. A townhome development is located to the east of the property in a MF-33 district. C-3 General Commercial districts with uses such as a hotel, carwash, and funeral home are located to the west of the property. A VIA Metropolitan Transit Stop is available for the potential residents on East Houston Street. The subject property is located close to supporting transportation and commercial facilities for the use of the multi-family residents. This property was previously rezoned from R-5 Single-Family District to C-3 NA S Commercial District with a Specific Use Authorization for a self-storage facility. The storage facility was not developed on the subject property.

**CASE MANAGER :** Robin Stover 207-7945

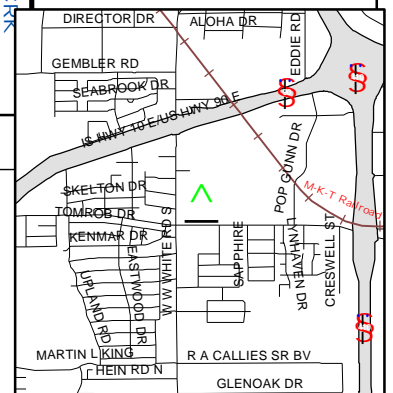


# ZONING CASE: Z2004-227

City Council District NO. 2  
 Requested Zoning Change  
 From: C-3 NA S To MF-33  
 Date: January 18, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification

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# CASE NO: Z2005002

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 6

**Ferguson Map:** 579 B5

**Applicant Name:**

Dealers Electrical Supply

**Owner Name:**

Morris Bracey

**Zoning Request:** From C-2NA Commercial, Nonalcoholic Sales District to C-3NA General Commercial, Nonalcoholic Sales District.

**Property Location:** Lot 3, Block 91, NCB 18818

8800 Block of Timber Path

Timber Path and Northwest Trails

**Proposal:** To operate a wholesale electrical supply business

**Neigh. Assoc.** None

**Neigh. Plan** Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

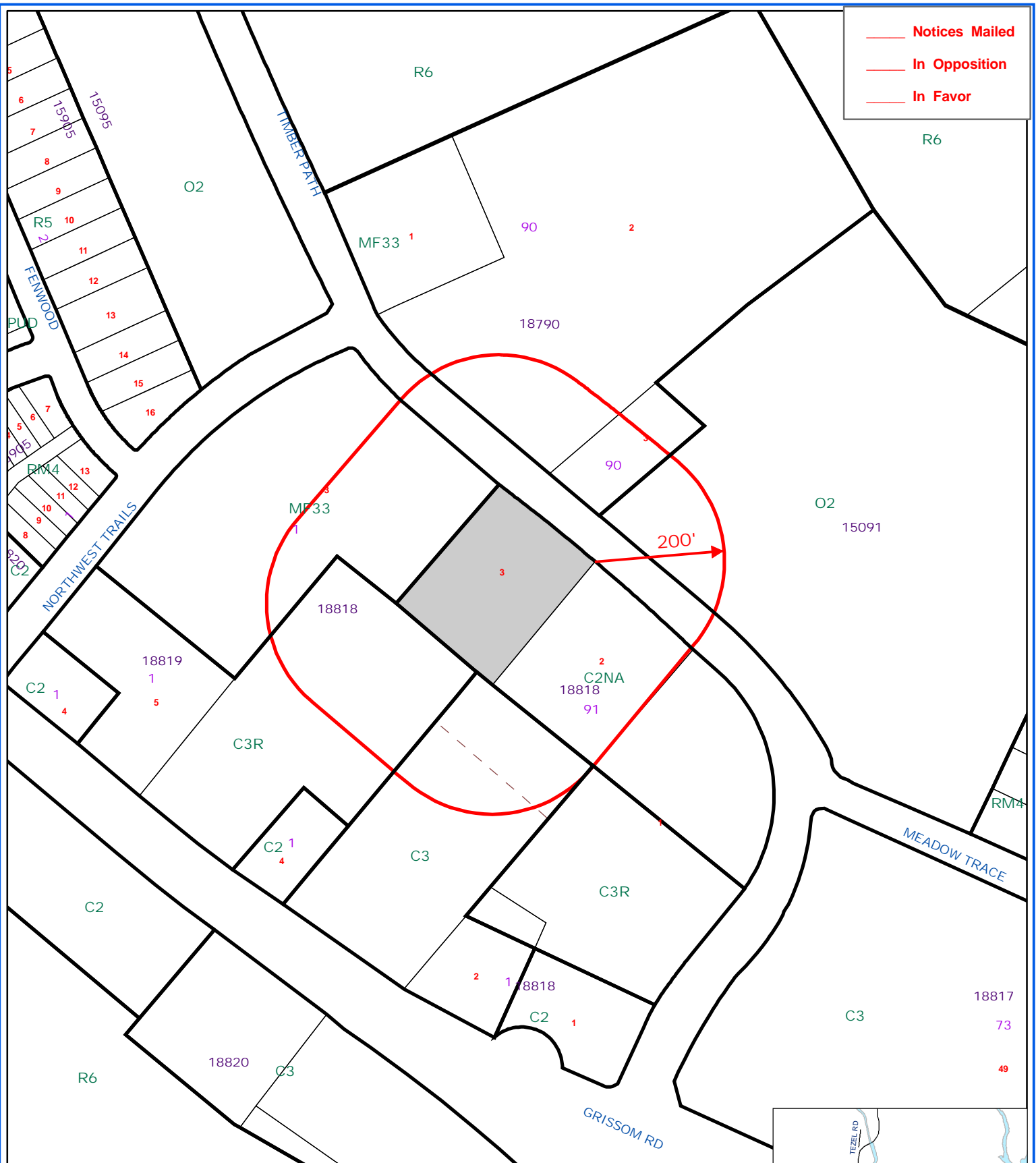
**Staff Recommendation:**

Inconsistent.

The land use component for the Northwest Community Land Use Plan calls for the subject property to be Community Commercial land use.

Denial. The subject property is surrounded by C-3, C-2, MF-33 and O-2 zoning. The proposed use is a Light Industrial use. This request does not conform to the land use plan.

**CASE MANAGER :** Richard Ramirez 207-5018



## ZONING CASE: Z2005-002

City Council District NO. 6  
 Requested Zoning Change  
 From: C-2NA To C-3NA  
 Date: January 18, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



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# CASE NO: Z2005003

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

Continuance from Zoning Commission January 4, 2005  
for conditional use.

**Council District:** 8

**Ferguson Map:** 548 6D

**Applicant Name:**

**Owner Name:**

Salah E. Diab, P. E.

Seaford Trust

**Zoning Request:** From R-6 Residential Single Family District and C-3 NA General Commercial Nonalcoholic Sales District to C-2 NA C Commercial Nonalcoholic Sales District with a Conditional Use for a Medical Clinic with Inpatient Care limited to six beds.

**Property Location:** Parcel 13A, Block 1, NCB 15656

9396 Huebner Road

At the intersection of Huebner Road and Valley Green Road

**Proposal:** To sell surgical and optical goods, and operate as a medical clinic with overnight stay  
**Neigh. Assoc.** Oakland Estates Neighborhood Association

**Neigh. Plan** None

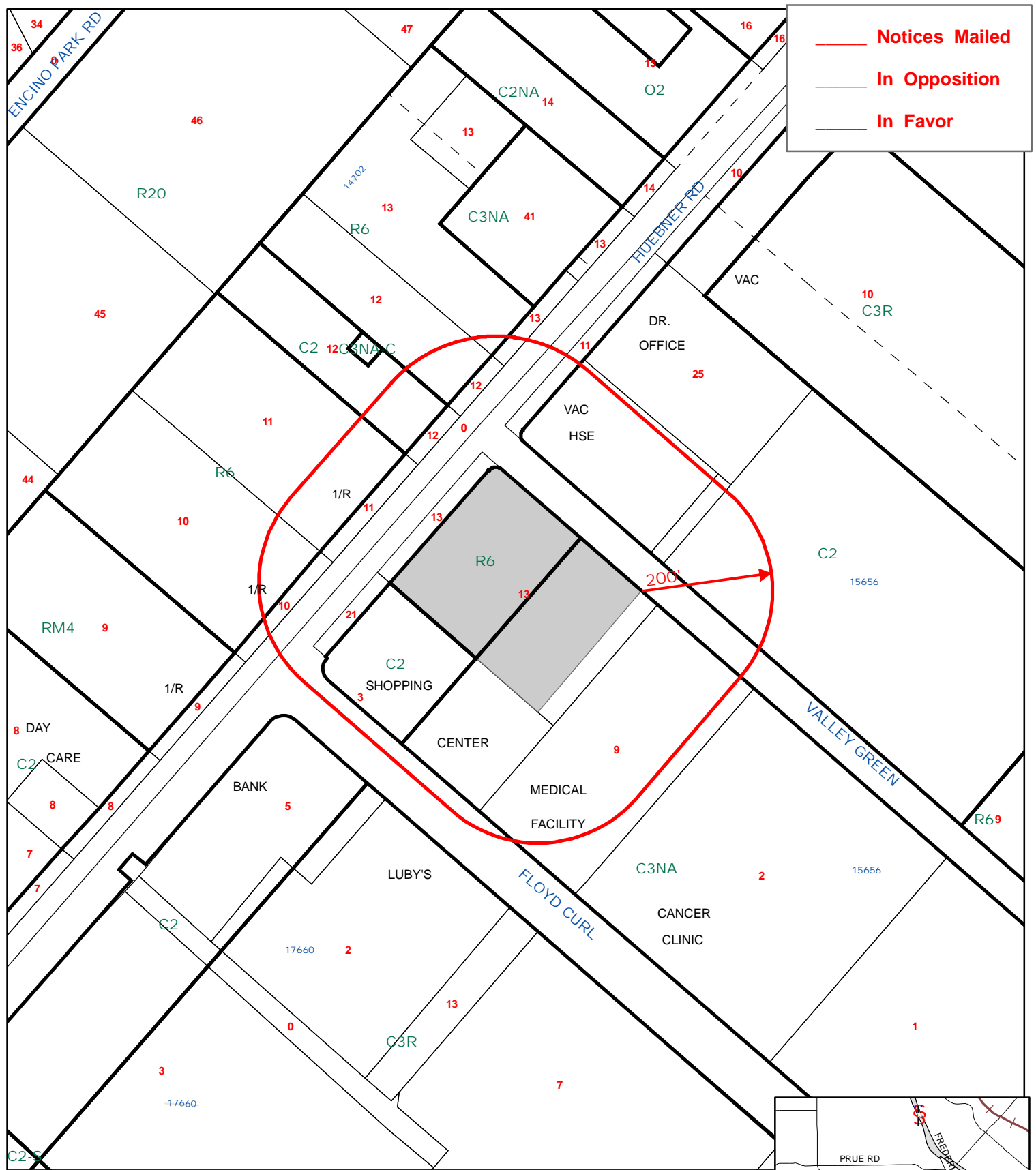
**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property fronts on a major thoroughfare, Huebner Road. C-2 NA C Commercial Nonalcoholic Sales District with a conditional use for a medical clinic with inpatient care would be appropriate at this location and would serve as a buffer between the residential properties to the northwest and the C-3 properties to the southeast. The neighboring land uses along either side of the subject property are retail commercial uses zoned C-2. Properties located along Floyd Curl are primarily used for medical facilities.

**CASE MANAGER :** Robin Stover 207-7945



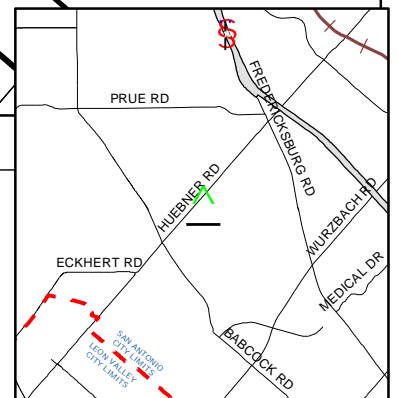
# ZONING CASE: **Z2005-003**

**City Council District NO. 8**  
**Requested Zoning Change**  
**From: R-6,C-3 NA To C-2 NA C**  
**Date: January 18, 2005**  
**Scale: 1" = 200'**



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# CASE NO: Z2005005

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 6

**Ferguson Map:** 545 B8

**Applicant Name:**

Obra Homes & Culebra-Galm, Ltd.

**Owner Name:**

Obra Homes & Culebra-Galm, Ltd.

**Zoning Request:** From R-6 Residential Single-Family District to R-4 Residential Single-Family District on 44.96 acres, C-3 General Commercial District on 3.78 acres and C-2 Commercial District on 2.17 acres out of NCB 18296.

**Property Location:** 50.91 acres out of NCB 18296

12891 FM 471 West

North east corner of Galm Road and Culebra Road

**Proposal:** Commercial and residential use

**Neigh. Assoc.** None

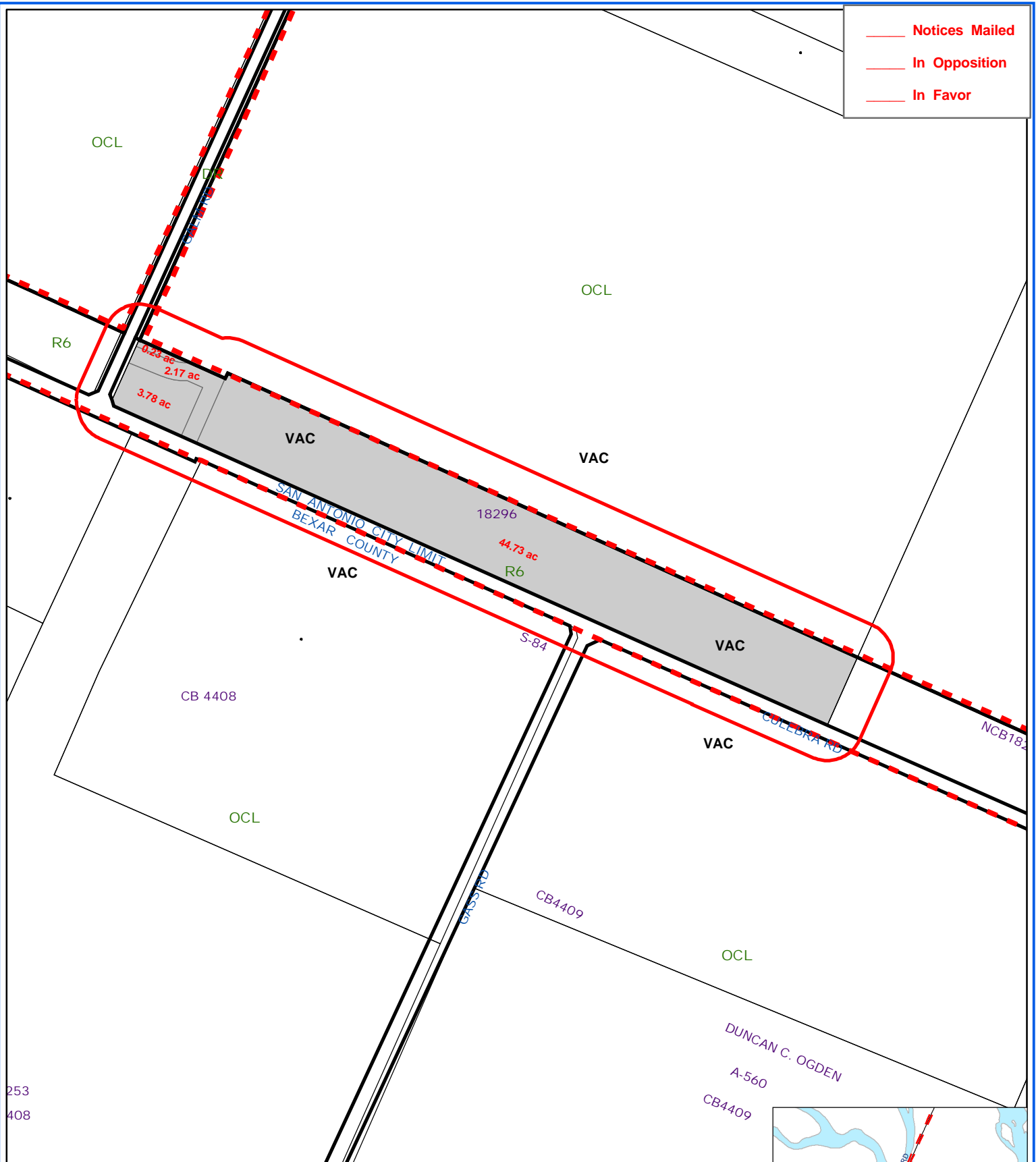
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is a small part of a large development, which will contain a small portion of commercial zoning and the remaining residential zoning. The subject property is vacant undeveloped land and surrounded by undeveloped land.

**CASE MANAGER :** Richard Ramirez 207-5018



## ZONING CASE: Z2005-005

City Council District NO. 6  
 Requested Zoning Change  
 From: R-6 To R-4,C-3,C-2  
 Date: January 18, 2005  
 Scale: 1" = 700'

Subject Property  
 200' Notification





# CASE NO: Z2005008

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 4

**Ferguson Map:** 647 C3

**Applicant Name:**

Continental Homes

**Owner Name:**

Air Force Village Foundation % Leo M. Cutcliff Jr.

**Zoning Request:** From C-1 Commercial District to R-5 Residential Single-Family District.

**Property Location:** 43.48 acres out of NCB 15148

The intersection of Ray Ellison Drive and Valley Hi Drive

**Proposal:** To develop a residential subdivision.

**Neigh. Assoc.** Valley Hi North Neighborhood Association, People Active in Community Effort

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required at zoning, but will be required at the plat and/or Master Development Plan/Planned Unit Development stage.

**Staff Recommendation:**

Approval.

The subject property is currently vacant and located on Ray Ellison Boulevard, a major thoroughfare. The immediate surrounding land uses are primarily residential. There is an assisted living facility to the east and residential units to the north and south. Lackland Air Force Base is located to the west of the subject property. R-5 Residential Single-Family District would be appropriate in this area considering the surrounding land uses and the close proximity to several amenities including an elementary school, a playground, and a grocery store. A change from C-1 Light Commercial District to R-5 Residential Single-Family District would be a down zoning.

**CASE MANAGER :** Robin Stover 207-7945



# CASE NO: Z2005009

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 3

**Ferguson Map:** 682 B2

**Applicant Name:**

La Obra Milagrosa Church DBA Miracle Center Church

**Owner Name:**

La Obra Milagrosa Church DBA Miracle Center Church

**Zoning Request:** From R-4 Residential Single-Family District to C-2 Commercial District.

**Property Location:** 1.836 acre tract of land out of Lot 11, Block 49, NCB 11079

1911 Escalon Avenue

Westside of Escalon Avenue

**Proposal:** Recreational Facility (Gymnasium)

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

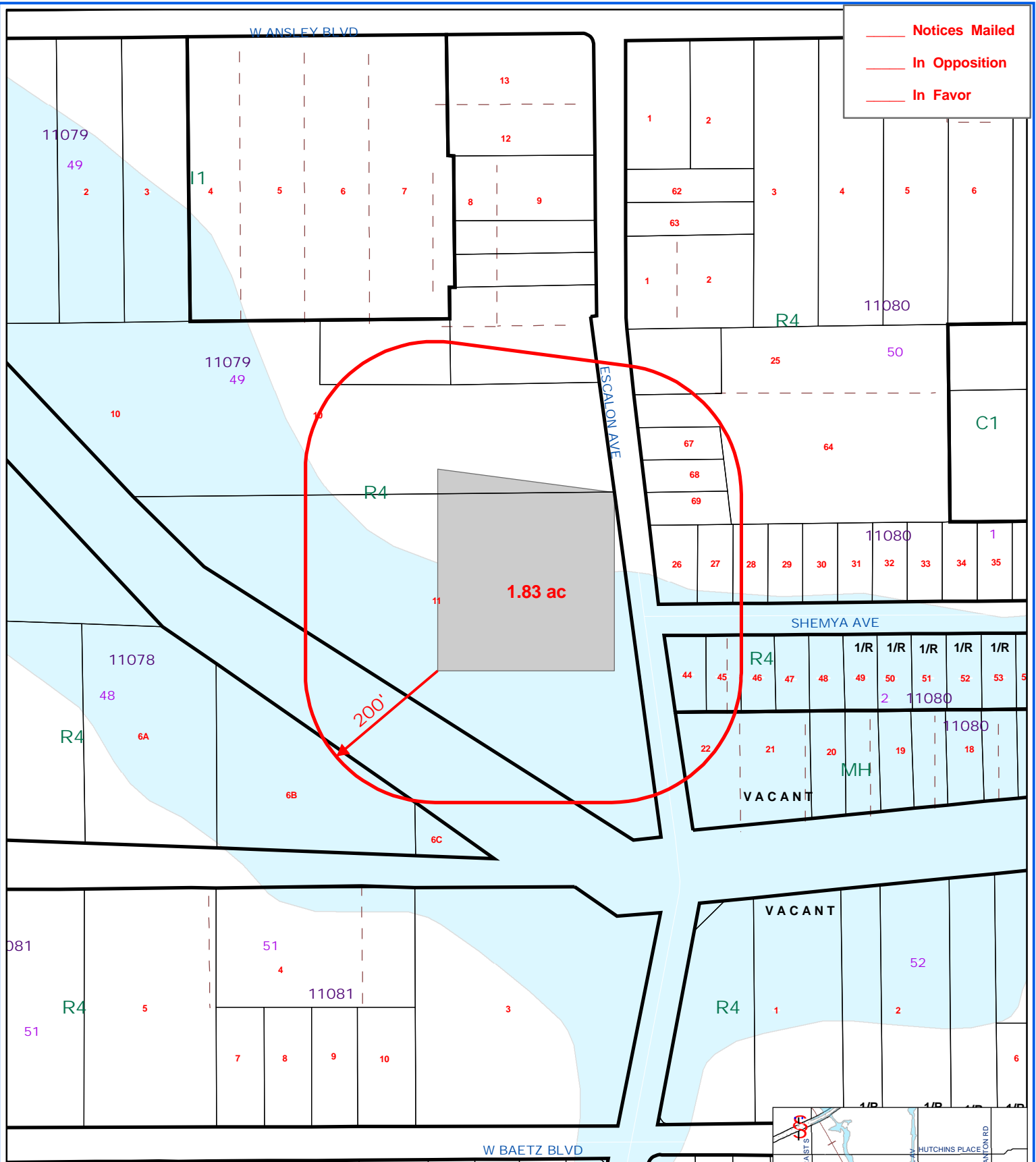
### Staff Recommendation:

Denial of the C-2 Commercial District and Approval of R-4 C Residential Single-Family District with a Conditional Use for a Recreational Facility-Private Community Wide.

The subject property is located on a local residential street (Escalon Avenue) in the interior of a single-family residential neighborhood. The subject property is surrounded by R-4 Residential Single-Family Zoning and majority of the surrounding property is currently undeveloped. A drainage easement is located to the southwest. The R-4 C Residential Single-Family District with a Conditional Use for a Recreational Facility-Private Community Wide would be appropriate at this location. The Conditional Use will allow the Recreational Facility while preserving the character of the neighborhood. The site is currently undeveloped and will include the construction of the expansion to the existing church (La Obra Milagrosa Church DBA Miracle Center Church) located across the street to the northeast.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

**CASE MANAGER :** Pedro Vega 207-7980



## ZONING CASE: Z2005-009

City Council District NO. 3  
 Requested Zoning Change  
 From: R-4 To C-2  
 Date: January 18, 2005  
 Scale: 1" = 200'

Subject Property

200' Notification

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# CASE NO: Z2005010

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 1

**Ferguson Map:** 616 A1

**Applicant Name:**

Casey Cooke

**Owner Name:**

Casey Cooke

**Zoning Request:** From R-6 Residential Single Family District to MF-25 Multi Family District.

**Property Location:** Lot 12, Block 5, NCB 1967

1647 W. Woodlawn

**Proposal:** To make existing zoning consistent with the current use of property

**Neigh. Assoc.** Woodlawn Lake Community Association, Jefferson Neighborhood Association

**Neigh. Plan** Near Northwest Community Plan

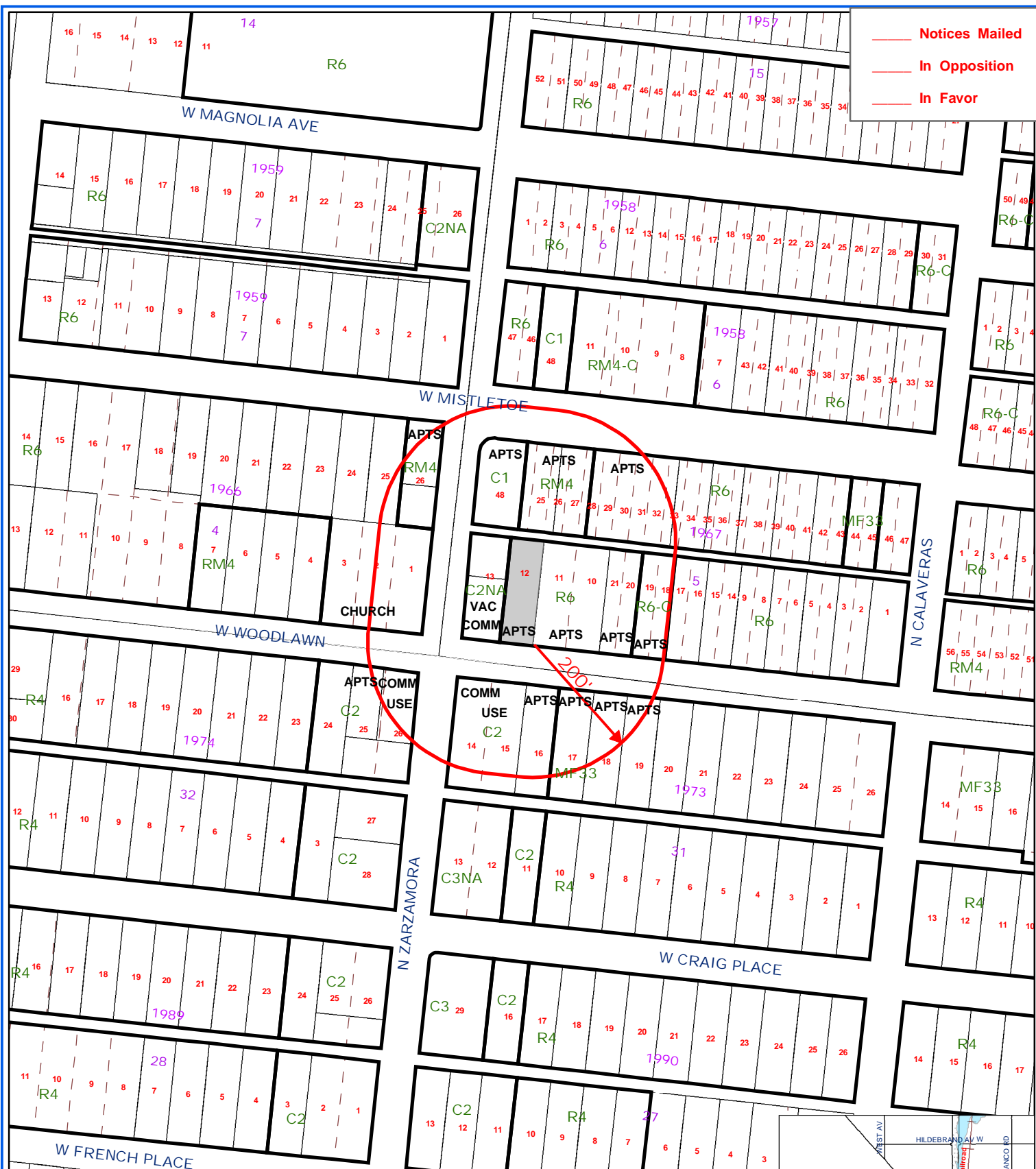
**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent. This area is identified for medium-density residential.

Denial as requested and approval of R-6C with a conditional use for multi-family dwellings not to exceed 23 units per acre. The requested MF-25 zoning will permit 4.5 units on this .18 acre site. The conditional use will permit up to 4 units on the property. A fourplex is consistent with the neighborhood plan. The area is developed and zoned with a mix of commercial and multi-family dwellings.

**CASE MANAGER :** Fred Kaiser 207-7942



— Notices Mailed  
 — In Opposition  
 — In Favor

# ZONING CASE: Z2005-010

City Council District NO. 1  
 Requested Zoning Change  
 From: R-6 To MF-25  
 Date: January 18, 2005  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



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# CASE NO: Z2005011

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 1

**Ferguson Map:** 582 B8

**Applicant Name:**

Marty Taglauer

**Owner Name:**

Marty Taglauer

**Zoning Request:** From R-6 Residential Single Family District to RM-4 Residential Mixed District.

**Property Location:** Lot 1 thru 3, Block 6, NCB 1782  
1146 Fulton Ave.

**Proposal:** To allow for a duplex  
**Neigh. Assoc.** Beacon Hill Neighborhood Association

**Neigh. Plan** Midtown Neighborhoods Plan

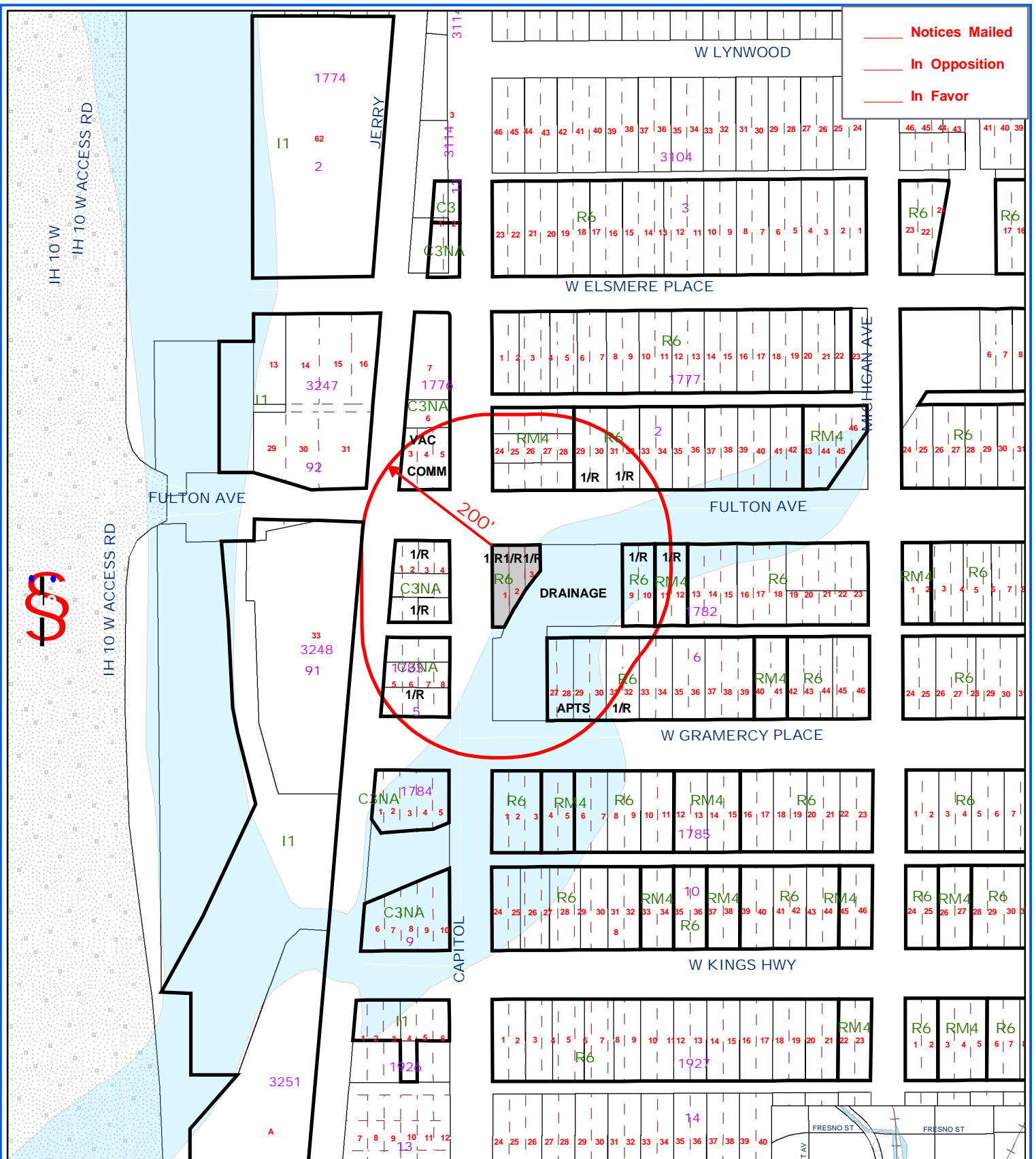
**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Consistent. The Midtown Neighborhoods Plan indicates low density residential development at this location. The Plan suggests maintaining the neighborhoods architectural character and utilizing the existing building stock.

Approval. The requested RM-4 zoning will permit two units on this .152 acre site. The requested RM-4, although permitting three and four family dwellings, is appropriate zoning at this location because it is buffered to the east by a drainage way. The existing property has RM-4 zoning to the north.

**CASE MANAGER :** Fred Kaiser 207-7942



# ZONING CASE: **Z2005-011**

**City Council District NO. 1**  
**Requested Zoning Change**  
**From: R-6 To RM-4**  
**Date: January 18, 2005**  
**Scale: 1" = 200'**

 **Subject Property**  
 **200' Notification**



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# CASE NO: Z2005012

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 7

**Ferguson Map:** 580 C5

**Applicant Name:**

MB Acquisition Company, Inc.

**Owner Name:**

VIA Metropolitan Transit

**Zoning Request:** From I-1 General Industrial District and R-6 Residential Single-Family District to C-3 General Commercial District.

**Property Location:** Lot 5, Block 1, NCB 15053 (4.338 Acres)

5706 Northwest Loop 410

South corner of Northwest Loop 410 and Bandera Road between Northwest Loop 410 and Stemmons Drive

**Proposal:** Commercial development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is required.

**Staff Recommendation:**

Approval. The subject property is located at the intersection of the commercial node of Northwest Loop 410 and Bandera Road. The subject property is adjacent to I-1 General Industrial District to the west and across the street (Stemmons Drive) to the south, C-3 General Commercial District to the east. Considering the location of the subject property, C-3 General Commercial District would be appropriate at this location of two major thoroughfares. The subject property is currently used as a VIA Park and Ride.

**CASE MANAGER :** Pedro Vega 207-7980



# CASE NO: Z2005013

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 7

**Ferguson Map:** 548 A6

**Applicant Name:**

Jaime Arechiga

**Owner Name:**

Jaime Arechiga

**Zoning Request:** From RE Residential Estate District to PUD R-6 Planned Unit Development Residential Single-Family District.

**Property Location:** 0.95 acre tract of land out of Block H, NCB 14660

6537 Kitchener Road

Southside of Kitchener Road, east of Abe Lincoln

**Proposal:** Planned Unit Development

**Neigh. Assoc.** Lochwood Neighborhood Association and Alamo Farmsteads/Babcock Road Neighborhood Association

**Neigh. Plan** Huebner/Leon Creeks Community Plan

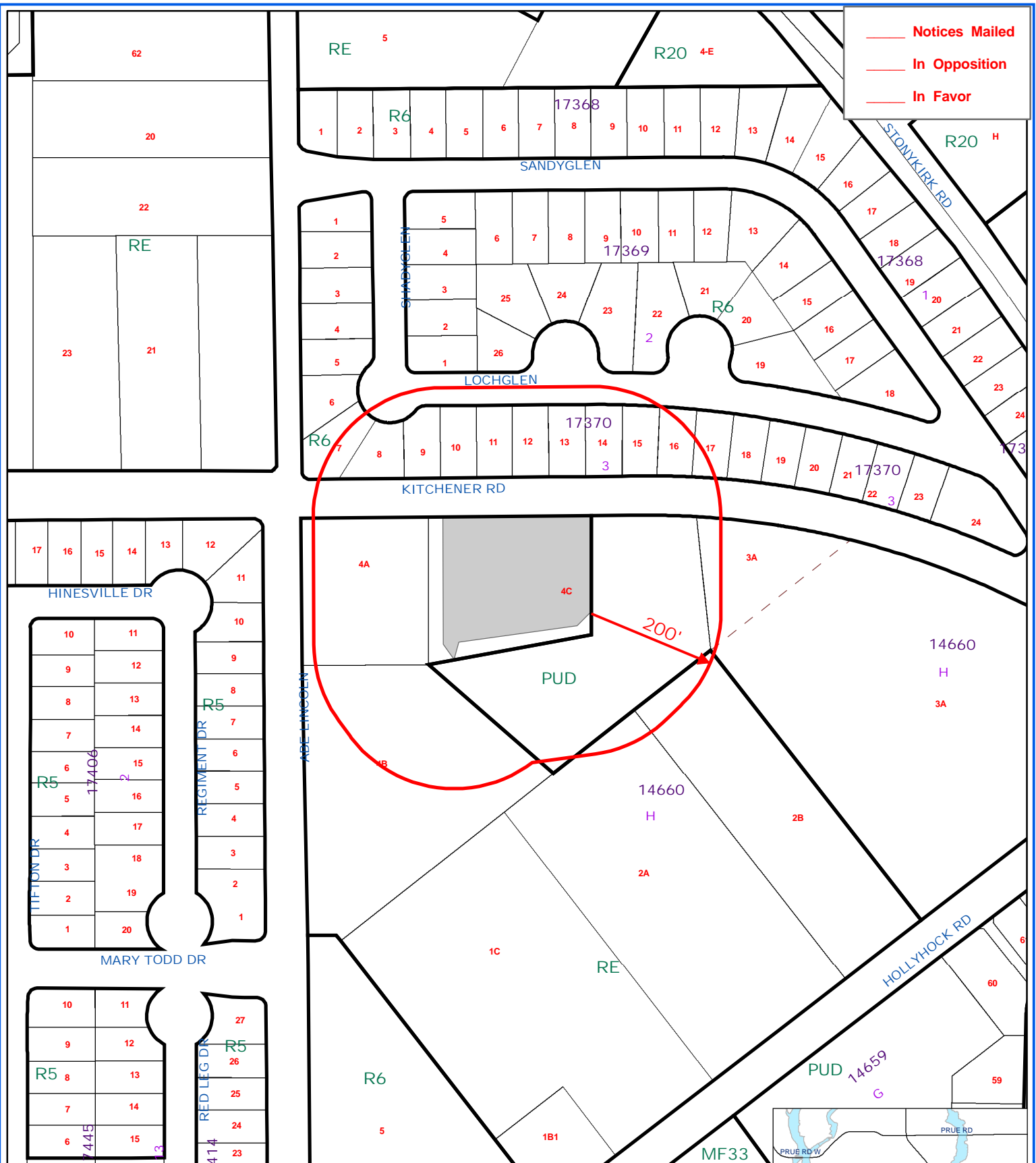
**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent. The Huebner/Leon Creeks Community Plan calls for the subject property to be low density residential land use. Low density residential is composed of single-family houses on individual lots.

Approval. The subject property is adjacent to PUD R-6 Planned Unit Development Residential Single-Family District to the east and south, RE Residential Estate District to the west and R-6 Residential Single-Family District across the street (Kitchener Road) to the north. The PUD R-6 Planned Unit Development Residential Single-Family District would be appropriate at this location. The 0.95 acre tract is part of the total proposed Planned Unit Development adjacent to it. The requested PUD R-6 Planned Unit Development Residential Single-Family District will allow up to five dwelling units per acre. The 0.95 acre tract of land will not change the character of the neighborhood.

**CASE MANAGER :** Pedro Vega 207-7980



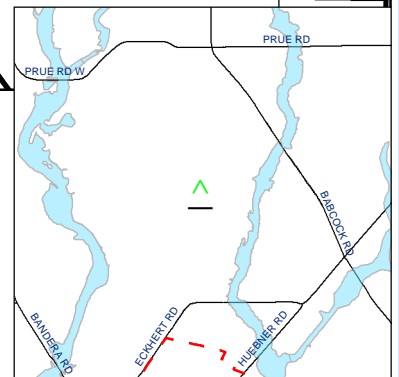
## ZONING CASE: Z2005-013

**City Council District NO. 7**  
**Requested Zoning Change**  
**From: RE To R-6 PUD**  
**Date: January 18, 2005**  
**Scale: 1" = 200'**

Subject Property  
 200' Notification

**H**

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# CASE NO: Z2005014

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 3

**Ferguson Map:** 650 D1

**Applicant Name:**

City of San Antonio, Historic Preservation  
Office for Blanca Bolner Bird

**Owner Name:**

Blanca Bird

**Zoning Request:** To Designate Historic Significant

**Property Location:** Lot 1, NCB 2664

2900 South Flores Street

The southeast corner of South Flores Street and West Mitchell Street

**Proposal:** To Designate Historic Significant

**Neigh. Assoc.** Englewood Neighborhood Association

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent. The historic designation of Historic Significant will support one of the plan's goals to maintain the old-fashioned neighborhood character of South Central San Antonio.

Approval. On December 15, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its identification with a person or persons who significantly contributed to the development of the community (35-607(b)(2));
- C. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607(b)(5));
- D. its unique location that makes it an established and familiar visual feature (35-607(b)(7));
- E. its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));
- F. resources associated with family persons important to the history of San Antonio (35-607(c)(1)(E));
- G. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)); and
- H. markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

The property-owner initiated and is in favor of the proposed zone change.

**CASE MANAGER :** Eric Dusza 207-7442



# CASE NO: Z2005015

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 7

**Ferguson Map:** 581 F8

**Applicant Name:**

City of San Antonio, Historic Preservation  
Office for Ralph Fairchild

**Owner Name:**

Ralph Fairchild

**Zoning Request:** To Designate Historic Significant

**Property Location:** Lot 39 and the west 25 feet of Lot 40, NCB 6829

2109 West Mistletoe Avenue

The intersection of West Mistletoe Avenue and North Josephine Tobin

**Proposal:** To Designate Historic Significant

**Neigh. Assoc.** Jefferson Neighborhood Association and Woodlawn Lake Community Association

**Neigh. Plan** Near Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

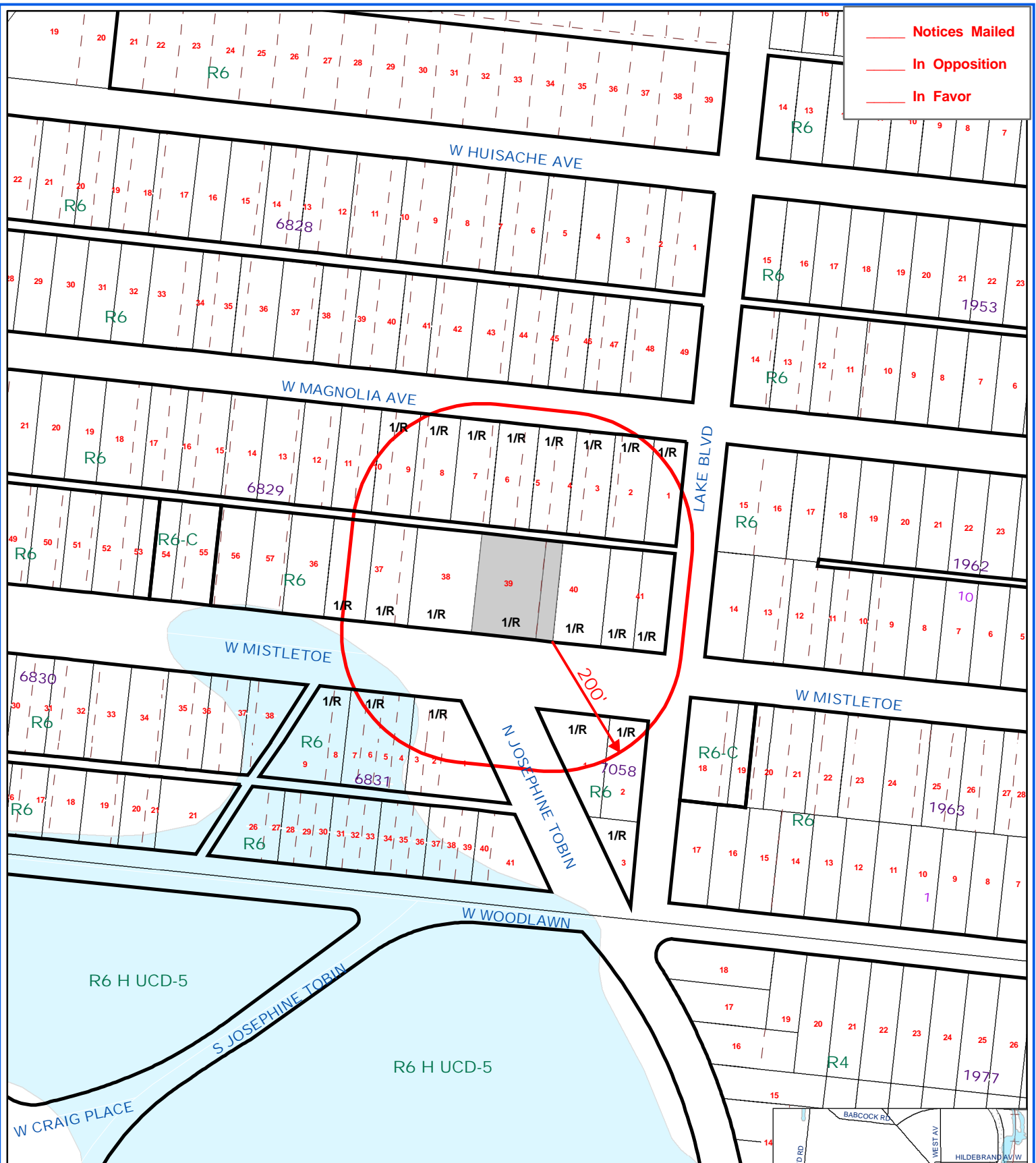
Consistent. The requested zoning change is found to be consistent with the Near Northwest Community Plan land use component and with the goals, objectives and action steps found in the plan.

Approval. On December 1, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- C. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- D. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607)(c)(2)(A).

The property-owner is in favor of the proposed zone change.

**CASE MANAGER :** Eric Dusza 207-7442



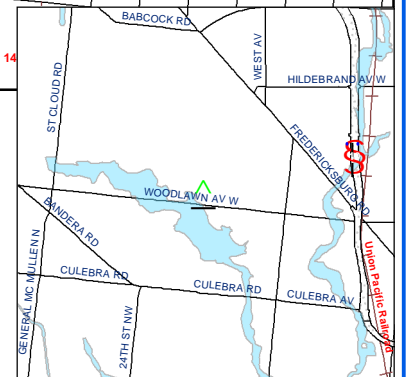
# ZONING CASE: **Z2005-015**

**City Council District NO. 7**  
**Requested Zoning Change**  
**To Designate Historic Significant**  
**Date: January 18, 2005**  
**Scale: 1" = 200'**

**Subject Property**  
**200' Notification**



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# CASE NO: Z2005016

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 5

**Ferguson Map:** 651 A1

**Applicant Name:**

City of San Antonio, Historic Preservation  
Office for Darryl Ohlenbusch

**Owner Name:**

Darryl Ohlenbusch

**Zoning Request:** To Designate Historic Significant

**Property Location:** Lot 6, Block 5, NCB 1675

2340 South Presa Street

The northeast corner of South Presa Street and Bershire

**Proposal:** To Designate Historic Significant

**Neigh. Assoc.** Riverside Neighborhood Association

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

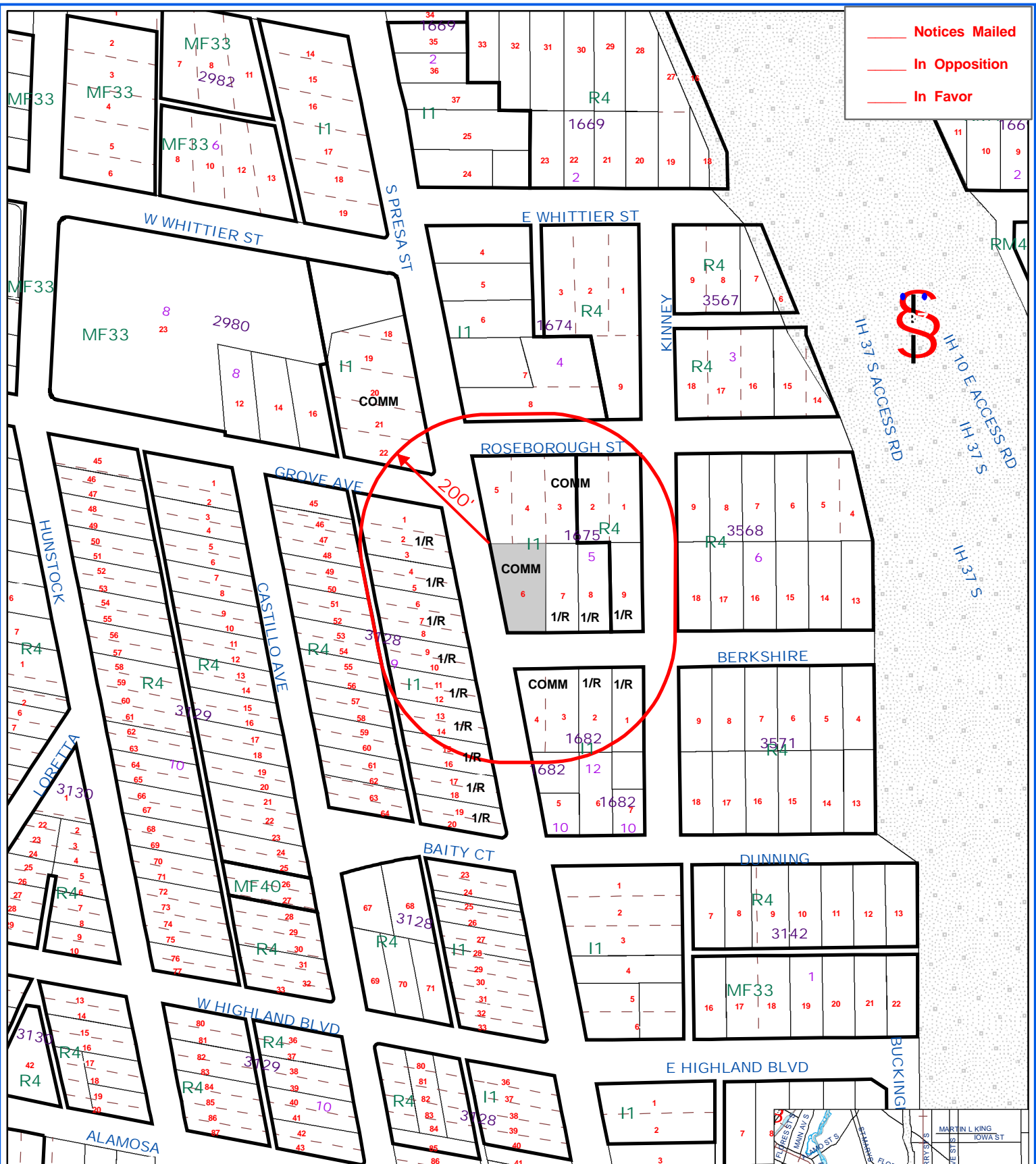
Consistent. One of the main goals of the South Central Neighborhood Plan is the preservation of historically significant structures, both residential and commercial. There are several historical zoning overlays in the area.

Approval. On December 15, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its identification with a person or persons who significantly contributed to the development of the community (35-607(b)(2));
- C. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607(b)(5));
- D. its unique location that makes it an established and familiar visual feature (35-607(b)(7));
- E. its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));
- F. resources associated with family persons important to the history of San Antonio (35-607(c)(1)(E));
- G. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)); and
- H. markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

The property-owner initiated and is in favor of the proposed zone change.

**CASE MANAGER :** Eric Dusza 207-7442



# ZONING CASE: Z2005-016

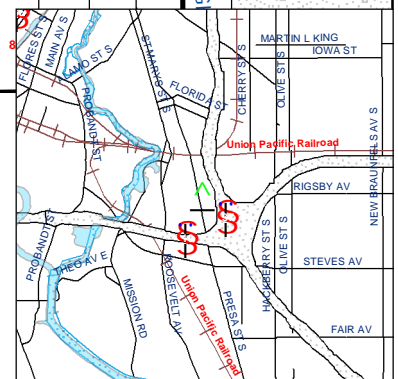
City Council District NO. 5  
 Requested Zoning Change  
 To Designate Historic Significant  
 Date: January 18, 2005  
 Scale: 1" = 200'

Subject Property

200' Notification



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# CASE NO: Z2005017

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 1

**Ferguson Map:** 616 E2

**Applicant Name:**

City of San Antonio, Historic Preservation  
Office for Jon H. Thompson

**Owner Name:**

Jon H. Thompson

**Zoning Request:** To Designate Historic Significant

**Property Location:** The east 36.77 feet of Lot 5 and the west 28.63 feet of Lot 6, Block 10, NCB 1750  
219 East Park Avenue

On the north side of East Park Avenue between Ogden Street and McCullough Avenue

**Proposal:** To Designate Historic Significant

**Neigh. Assoc.** Tobin Hill Neighborhood Association and Tobin Hill Residents Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The Tobin Hill Neighborhood Plan shall be used as a guide in decision making and does not require a finding of consistency by the Zoning Commission pursuant to the Unified Development Code. On December 1, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- C. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- D. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607)(c)(2)(A).

The property-owner initiated and is in favor of the proposed zone change.

**CASE MANAGER :** Eric Dusza 207-7442



# CASE NO: Z2005018

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 1

**Ferguson Map:** 616 E3

**Applicant Name:**

City of San Antonio, Historic Preservation  
Office for Methodist Healthcare System

**Owner Name:**

Methodist Healthcare System

**Zoning Request:** To Designate Historic Significant

**Property Location:** Lot B-1, Block 2, NCB 843

836 and 838 Erie Street

On the east side of Erie Street between East Laurel and East Euclid Avenue

**Proposal:** To Designate Historic Significant

**Neigh. Assoc.** Tobin Hill Neighborhood Association and Tobin Hill Residents Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval. The Tobin Hill Neighborhood Plan shall be used as a guide in decision making and does not require a finding of consistency by the Zoning Commission pursuant to the Unified Development Code. On December 1, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- C. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- D. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)).

The property-owner is in favor of the proposed zone change.

**CASE MANAGER :** Eric Dusza 207-7442



# CASE NO: Z2005019

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 4

**Ferguson Map:** 649 F6 & F7

**Applicant Name:**

HEB Grocery Co, LP % Eric Moede

**Owner Name:**

Wulfe Development Ltd., Ana M. Jasso, Lorenzo & Anna Davila, Gregorio & Julia Zamora, Margarite Garcia, Joe Reyes, Pilar Negrete, Aurora Bautista, Rose Mary

**Zoning Request:** From O-2 Office District, I-1 General Industrial, C-2NA C General Commercial Nonalcoholic Sales with a Conditional Use for auto repair, R-6 Single-Family Residential District, C-2 Commercial District, C-3 General Commercial District, and C-3NA General Commercial Nonalcoholic Sales to C-2 Commercial District on 4.25 acres out of NCB 8607 and C-3 General Commercial District on 13.31 acres out of NCB 8607.

**Property Location:** 17.22 acres out of NCB 8607

The block bound by South Zarzamora Street, Southwest Military Drive, Kyle Street, and Mayfield Boulevard

**Proposal:** To allow for commercial development.

**Neigh. Assoc.** None

**Neigh. Plan** Nogalitos/South Zarzamora Community Plan

**TIA Statement:** The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the H.E.B. #36. The analysis is in compliance with TIA Ordinance 91700. On-site improvements will be required.

### Staff Recommendation:

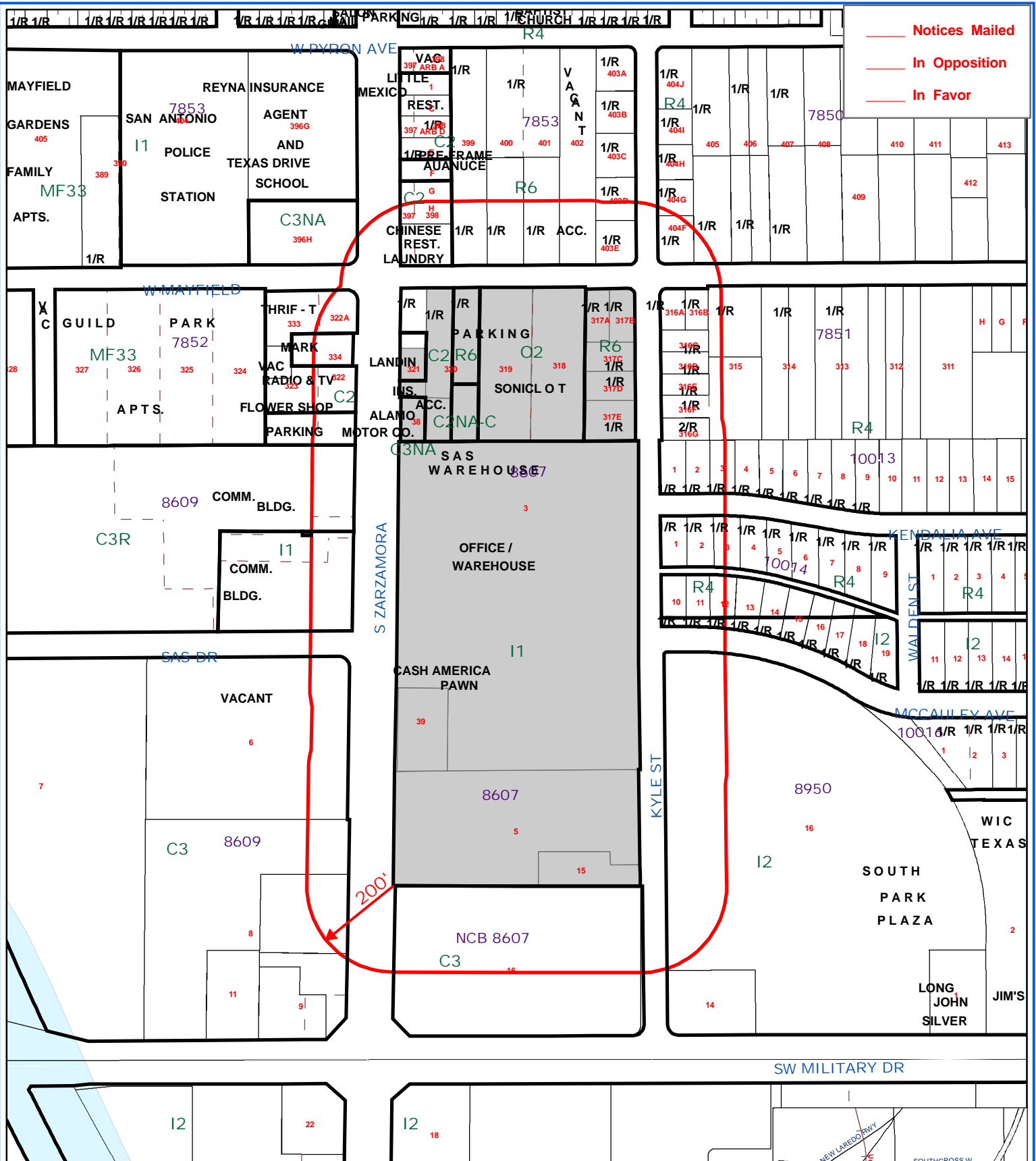
Consistent.

C-2 and C-3 are consistent with the proposed land use category. The Planning Commission recommended approval of the plan amendment on January 12, 2005 and will forward to City Council.

Approval.

The subject property is located at the intersection of a commercial node made up of South Zarzamora Street and South West Military Drive. Vacant structures as well as residential units are currently located on the property. The rezoning request is compatible with the commercial development in this area. The majority of this property is zoned for I-1 General Industrial use, therefore, C-2 Commercial and C-3 General Commercial districts would be a down zoning.

**CASE MANAGER :** Robin Stover 207-7945



# ZONING CASE: **Z2005-019**

City Council District NO. 4

Requested Zoning Change

From: I-1,R-6,C-2,C-3,O-2,C-3NA,C-2NAC To C-2,C-3

Date: January 18, 2005

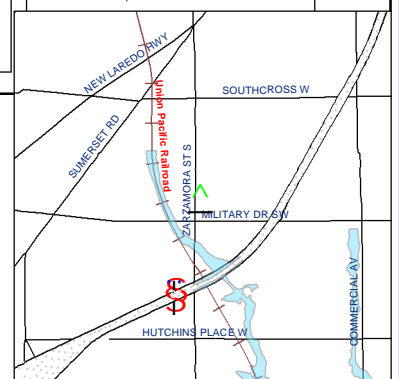
Scale: 1" = 200'

Subject Property

200' Notification

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# CASE NO: Z2005020

## Final Staff Recommendation - Zoning Commission

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**Date:** January 18, 2005

**Council District:** 10

**Ferguson Map:** 519 A5

**Applicant Name:**

Earl & Associates, P. C.

**Owner Name:**

HCRA of Texas Inc.

**Zoning Request:** From R-6 Residential Single-Family District to RM-6 S Mixed Residential District with a Specific Use Authorization for an assisted living facility.

**Property Location:** Lot 3, Block 1, NCB 17788

1 Heartland Drive

The intersection of Heartland Drive and Forrester Lane

**Proposal:** To permit existing assisted living facility

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located at the intersection of Heartland Drive and Forrester Lane. An assisted living facility has been in operation at this site prior to annexation. The request for a Specific Use Authorization is for the continued use of this facility. The land use surrounding the property includes residential properties and vacant C-3 General Commercial properties. RM-4 Residential Mixed conforms to the surrounding land uses.

**CASE MANAGER :** Robin Stover 207-7945

